

MEMORANDUM

July 30, 2010

TO: Mayor Kovash and City Council Members

FROM: Tom Coffee, Consultant 

SUBJECT: Stafford Area Report

State Review of Metro and Counties' Reserve Decisions

In July, in accordance with direction from the Mayor and City Council, Attorney Jeff Condit filed objections with the state Department of Land Conservation and Development challenging the decisions of Metro and Clackamas County which designated the Stafford Area as an urban reserve. The objections were also filed on behalf of the City of Tualatin at the request of its Mayor and City Council.

A total of 46 parties filed objections to Metro and County decisions related to urban and rural reserve decisions throughout the region. One other party, Ann Cutler, filed objections to the Stafford designation of urban reserve. (Copy attached.) Attorney Mary Kyle McCurdy filed objections for 1,000 Friends of Oregon challenging the population assumptions used by Metro and the Counties and the resultant designation of foundation farmland for urban reserves.

All of the filed objections are listed on the DLCD website, www.lcd.state.or.us, and they can be opened and reviewed. See attached copy of website pages.

DLCD staff have 60 days until September 14, 2010 to complete their review and publish a staff report for the Land Conservation and Development Commission's hearing on the Metro and Counties' decisions to be held around October 20, 2010.

2010 Urban Growth Boundary Expansion

Under state law Metro is required to determine this year whether the urban growth boundary will have to be expanded to maintain a 20 year supply of residential and employment land within the current UGB. Metro staff has determined that there may be a need for up to 8,000 acres of the urban reserves, depending on the final assumptions the Metro Council makes about the capacity of the existing UGB. At this time the Stafford Area is **not** being considered for this round of potential UGB expansions

DEPT OF

JUN 30 2010

LAND CONSERVATION
AND DEVELOPMENT

Ann Culter
144 SW Tualatin Loop
West Linn, OR 97068

June 28, 2010

Urban and Rural Reserves Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301

RE: Objection - Metro's decision to put the Stafford Hamlet into Urban Reserve

Gentlemen:

I testified at several hearings and attended open houses on the rural/urban reserves. Attached is my letter to Metro on the January 21, 2010 hearing at which I also testified.

I object to Metro's decision to put the Stafford Hamlet into the urban reserves and their blatant disregard of our testimony and our Values and Vision statements, which were a culmination of 2 ½ years of work, and which had the approval of 87% of the Stafford Hamlet residents.

The facts remain:

- Lake Oswego, West Linn, and Tualatin, which are the surrounding cities of the Stafford Hamlet, testified and wrote letters, stating that they wanted the Stafford Hamlet to remain rural; that they did not want to be the service providers.
- The surrounding cities are unable to cope with the infrastructure costs and the traffic problems that dense development would cause; Lake Oswego is caught between a river and a lake; the I-205 interchange is already grid-locked, and West Linn is struggling to finance water projects in their own area. Tualatin wants to concentrate its efforts in their downtown business core area.
- Most of the land in urban reserves in the last go-around has not been utilized.
- Gresham is in the Urban Growth Boundary. Metro needs to figure out how to utilize those 3900 acres instead of incorporating unnecessary acreage as urban and creating urban excess.
- The Policy Advisory Committee, which met for 2 ½ years, advocated that the Stafford Hamlet be neither rural nor urban, leaving an "undesignated" status.

- The Stafford Hamlet is rich with creeks, streams, ponds, and the Tualatin River. This has brought in a number of wildlife species, several of which are on Oregon's critical/sensitive/vulnerable list. The balance of farm/forest in this area has provided a unique eco-system that would be lost by mass urbanization. A copy of our recent wildlife survey results is attached.

I respectfully request that you consider placing the Stafford Hamlet as "undesignated." An undesignated status would allow us to form a concept plan for the entire area that would be acceptable to the majority of the residents.

Thank you.

Sincerely,



Ann Culter
Stafford Hamlet Resident

Cc: Laura Dawson Bodner, Metro Regional Center
Maggie Dickerson, Clackamas County
Chuck Beasley, Multnomah County
Steve Kelley, Washington County

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January 21, 2010

Metro Council
600 NE Grand Ave.
Portland OR 97232

RE: Urban and Rural Reserve Hearing

Subject: Stafford Hamlet Reserve Option 4A

Gentlemen:

I do not feel the Stafford Hamlet belongs in urban reserves.

- Metro is asking way too much land to be set aside for urban use. It is not justifiable. They have Damascus and, just because Damascus doesn't want to urbanize, it is in the UGB; Metro needs to solve that problem first, not try to expand to other areas because they believe they may be easier to handle.
- An undesignated status gives the Stafford Hamlet time to develop a concept plan for the entire Hamlet, according to how the residents envision their area. The Values and Vision statements were approved by over 87% of the voting residents for this purpose.
- The Stafford Hamlet is a very small area which provides a buffer between Lake Oswego, West Linn, and Tualatin, all of whom have expressed the desire that the Stafford Hamlet remain rural. We, though, actually believe that, with time, we can create a concept plan that will meaningful to the area.
- The Stafford Hamlet, rich in wildlife, numerous creeks and the Tualatin River, provides varied habitat and wildlife corridors. According to Metro's own natural features maps, there are large and small areas of class A/B wildlife habitat. Urbanization of the area now would destroy the unique eco-system that we now have and would destroy the nature in neighborhoods that we now enjoy.
- In fairness to large landowners who want to develop, residents felt that the EFU land could be broken down into smaller parcels, with some clustering like Ashdown Woods, and the rest left as natural areas for views, wildlife, small niche farming, equestrian use, and nurseries. This would be part of our concept plan.

- Local, rural businesses such as vineyards, equestrian use, nurseries, and small farming can be enhanced under an undesignated status.
- High density development with limited parks and creek protection under urban status would not protect the Stafford Character as we envision it. Creeks, forests, open fields, wooded neighborhoods, and farms allow for both wildlife, habitat, and rural development to co-exist together as one complete ecosystem.
- System Development Charges paid by developers only support partial infrastructure costs. The other half for new schools, fire, police, sewer/water assessments, and other services are borne by the taxpayers who end up supporting the profits of the developers. That leaves the rest of us to deal with traffic, septic and water problems, crowded schools, and heavy taxes. That is not equitable.
- There are too few residents in this area to even make the cost of sewer and water cost-effective and there is no existing, supporting infrastructure for urban development. Because of areas of steep terrain, water-quality issues, and slides, costs would be higher than other areas.
- There are no benefits of mass growth here, and the burden of growth and change is never equitable for the residents. Growth for urban reserves is not driven by the need for housing and commercial development; it is driven by the Business Alliance and by developers.

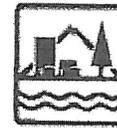
As a community, we value our privacy, open space, native trees, windy one-way roads for two-way traffic, the Tualatin River, and wildlife, and we enjoy the fresh air, clean water and our constant access to nature. We have a "Great Community" as we are now, not how other people living outside the Stafford Hamlet envision a "Great Community" for us.

We urge you to consider our request for "undesignated" status.

Thank you.

Ann Culter
Resident, Tualatin Loop

State Review of Metro Reserves



[Background Information](#)

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Background Information

Senate Bill 1011, enacted by the 2007 Oregon Legislature, enables Metro and metro-area counties to designate "urban and rural reserves." The reserves identify:

- (a) what lands *might* become urbanized in the future (*if* there is a need); and
- (b) what lands *will* be left in a rural setting over the long-term.

The purpose of this program is to allow Metro and other local governments to plan for efficient future development patterns, while at the same time giving farmers and others certainty about what areas will *not* be urbanized and that will remain available as farm or forest lands.

For copies of the legislation authorizing Metro and the counties to adopt reserves, and the state rules implementing that legislation, please see the links below:

- [SB 1011 \(2007\)](#)
- [Oregon Administrative Rules 660-027](#)

Metro and County Decisions

Metro and the three counties recently used this new state tool to adopt both urban and rural reserves. Those local decisions now go to the state Land Conservation and Development Commission (LCDC) for review.

For a copy of the decisions, please see the links below:

- [Metro](#)
- [Multnomah County](#)
- [Clackamas County](#)
- [Washington County](#)

Objections for State Review

The deadline for filing objections to a county and/or Metro decision was Thursday, July 14. Those objections, which were sent to the department for review, are listed below. (*NOTE: Some of these files are very large and may take some time to download.*)

- [Stark Ackerman \(Coalition for a Prosperous Region\)](#)
- [Sam Adams \(City of Portland\)](#)
- [Sandra Baker \(Barker's Five\)](#)
- [Kathy Blumenkron](#)

- [Donald Bowerman](#)
- [Dale Burger](#)
- [John Burnham](#)
- [Robert Burnham](#)
- [Jim Calcaqno \(Cal Farms\)](#)
- [Ron Carley \(Coalition for a Livable Future\)](#)
- [John & Judy Cherry](#)
- [Carol Chesarek](#)
- [Jeffrey Condit \(Tualatin-West Linn\)](#)
- [Michael Cropp](#)
- [Ann Cutler](#)
- [Arthur Dummer](#)
- [Maxine Erdman \(Gary Genteman\)](#)
- [Elizabeth Graser-Lindsey](#)
- [David Hunnicutt](#)
- [David Hunnicutt \(OIA\)](#)
- [Jim Irvine \(Conifer Group\)](#)
- [Melissa Jacobsen](#)
- [Jim Johnson \(Dept. of Agriculture\)](#)
- [William Kaer](#)
- [Daniel Kearns \(Forest Park NA\)](#)
- [Wendie Kellington \(Bobosky\)](#)
- [Tim Knapp \(Wilsonville\)](#)
- [Jim Labbe \(Audobon Society of Oregon\)](#)
- [Chris & Tom Maletis \(Langdon Farms\)](#)
- [Mary Kyle McCurdy \(1000 Friends\)](#)
- [Susan McKenna](#)
- [Metropolitan Land Group](#)
- [Tim O'Callaghan](#)
- [Dorothy Partlow](#)
- [Linda Peters](#)
- [Joseph Rayhawk \(Lower Springville\)](#)
- [Joseph Rayhawk \(Peterkort\)](#)
- [Carrie Richter \(Save Helvatia\)](#)
- [Hank Skade](#)
- [David Smith](#)
- [Tom Szambelan](#)
- [Thomas VanderZanden \(Hillsboro area\)](#)
- [Thomas VanderZanden \(Multnomah Co. -Bethany\)](#)
- [Michael Wagner \(Tualatin Riverkeepers\)](#)
- [Brian Wegener](#)
- [Robert Zahler](#)

State Review / Overall Schedule

The Metro and county decisions were submitted to DLCD on June 23, 2010. The following is a *tentative* schedule for the state review of those decisions. The schedule may change (except for the deadline for filing objections, which is fixed by rule).

Deadline for Filing Objections	July 14, 2010 (5 p.m.)
DLCD Staff Report	September 14, 2010*
Exceptions to DLCD Staff Report	September 28, 2010 (5 p.m.)*
Hearing to Review Metro's and Counties' Decisions	October 19-22, 2010 LCDC Meeting*

* *Tentative*

For more information on the state's review of the Metro and county decisions, please contact DLCD